

REQUEST FOR DEVELOPMENT PROPOSALS

**City of Riverside Redevelopment Agency
City of Riverside, California**

July 20, 2004

I. Introduction

The City of Riverside Redevelopment Agency ("Agency") is seeking responses to a Request for Development Proposals ("RFDP") from experienced, financially creative, and capable developers or development teams to provide for the development of mixed-use/urban infill/commercial retail project(s) in the Downtown core area of Riverside.

Consistent with the vision expressed in the Downtown Specific Plan ("Specific Plan"), this project offers a unique opportunity to create an "urban village" in the Raincross Sub-District of Downtown. As envisioned in the Specific Plan the Raincross District is to be "the pedestrian-oriented center of Downtown, with an emphasis on an intense mixture of residential, specialty commercial, tourist, restaurant, cultural, arts, and civic uses. Design philosophy emphasizes new and infill construction that is compatible with the historic structures that give Downtown its unique identity". The overriding goal for the Downtown program is to increase the evening and weekend population making Downtown a more vibrant destination to supplement the existing arts, cultural, and restaurant amenities.

The Agency seeks to minimize its financial contribution to the project(s) and is seeking responses from those firms who have demonstrated the ability to create high-quality mixed-use housing, commercial/retail, and office developments in a historic Downtown setting.

II. Project Site

The project site consists of 2 full city blocks bounded by Mission Inn Avenue on the south, Fairmount Street on the west, Fifth Street on the north, and Market Street on the east. The site development opportunity further consists of the half-block bounded by Fifth Street on the north, the mid-block alley connecting Fifth and Sixth on the east, Sixth Street on the south, and Market Street on the west (please refer to Site Area map, Exhibit "A"). Total site area (exclusive of streets) is approximately 6.25 acres.

In addition, a fourth half-block opportunity bounded by Sixth Street on the north, the mid-block alley connecting Sixth and Mission Inn Avenue on the east, Mission Inn Avenue on the south, and Market Street on the west is

identified for consideration. Site area of this half-block is 1.25 acres (please refer to Site Area map, Exhibit “B”). Proposals should identify scope and conceptual design for this fourth site component as an add-alternate to the full proposal.

III. Downtown Amenities

As the county-seat for fast-growing Riverside County, the Riverside community in general and more specifically Downtown Riverside are undergoing an exciting transformation. Downtown is home to the National Register Historic Landmark Mission Inn, as well as the Riverside Convention Center, Marriott Hotel and Main Street Pedestrian Mall. The historic Fox Theater, several museums and a variety of restaurants are also located within the core area. Within close proximity to the Downtown are important community institutions such as the University of California, Riverside, Riverside Community College, the city’s Justice Center District, state and county offices, and Riverside Community Hospital. Downtown Riverside has a workforce population of more than 36,000 including state, county, and city government employees. 60% are employed in professional and administrative positions resulting in an urban, white-collar Downtown populace seeking upscale amenities.

IV. Downtown Specific Plan Vision Statement and Site Development Program

As expressed in the Downtown Specific Plan, in the year 2020 Downtown Riverside will be:

- A renowned urban center recognized for the quality of its cultural life, concentration of arts, and related educational programs;
- A vibrant mix of retail, residential, civic, employment, educational, cultural and arts resources in a walkable Downtown environment that is part of a unique natural and historic setting;
- A place of daytime, evening, and weekend activity;
- The economic, cultural, and entertainment center of the Inland Empire;
- A highly desirable living environment with diverse housing opportunities and historic neighborhoods;
- A place of increased employment opportunities with attractive locations for growth of existing and emerging businesses and government uses;
- A citywide destination for residents of the City of Riverside where they can take pride in Riverside’s history and achievements and enjoy entertainment opportunities;
- A regional destination for Southern California residents and tourists who come to experience Downtown Riverside’s combination of architectural treasures, cultural and art activities, and entertainment opportunities.

The site development program envisions the creation of vibrant, urban mixed-use business and residential neighborhood along Market Street at Mission Inn Avenue, with new and varied housing types, commercial/retail uses, restaurants, cultural attractions, and office amenities. As part of the specific plan effort, each block has been studied and development scenarios have been discussed regarding the most appropriate strategy for each block. At this point, no final land use and product mix has been identified other than permitted uses and development envelopes prescribed in the Downtown Specific Plan. Initial design concepts indicate the development envelopes for each block shown in the table below, however, the Agency is open to higher density ranges, product mixes, land uses, and design concepts from responding firms.

A. Block A (bounded by Mission Inn Avenue, Fairmount Street, Sixth Street, and Market Street)

Located within this block is the landmark Fox Theater (3801 Mission Inn Avenue) a spanish-colonial style theater opened in 1929. Further, the existing structures which front on Market Street immediately north of the Fox Theater up to Sixth Street are located within the boundary of the Mission Inn Historic District (please refer to Downtown Specific Plan for further description of the Mission Inn Historic District). Development proposals for this block should incorporate the Fox Theater as a renovated performing arts as a component piece of a larger mix of uses for the full block and consider re-use of the existing single-story buildings with commercial/retail uses oriented to the Market Street frontage.

B. Block B (bounded by Sixth Street, Fairmount Street, Fifth Street, and Market Street)

Development proposals for this block should include a mix of commercial/retail uses oriented to the Market Street frontage, mixed with residential uses above and to the west toward the Fairmount Street frontage of the block.

C. Block C (bounded by Sixth Street, Market Street, Fifth Street, and the mid-block alley on the east)

Development proposals for this half-block should include a mix of commercial/retail uses oriented to the Market Street frontage, with possible office and/or residential use(s). This block is identified as the preferred location for the siting of a multi-level parking facility to address the commercial parking needs of all the blocks covered by this RFDP.

D. Block D-Add Alternate Block (bounded by Mission Inn Avenue, Market Street, Sixth Street and the mid-block alley on the east)

Development proposals for this half-block, as an add-alternate for the full development opportunity, should include a mix of commercial/retail uses oriented to the Market Street frontage, with possible office and/or residential use(s). If feasible, proposals for this block should attempt to incorporate the historic Stalder Building located at the northeast corner of Mission Inn Avenue and Market Street or its Mission Inn Avenue façade.

V. General Design and Zoning Requirements

The General Plan designation for the subject sites is DSP (Downtown Specific Plan) and the zoning designation is “Downtown Specific Plan-Raincross Subdistrict”. Development proposals should be consistent with the regulations as contained within the Downtown Specific Plan.

The Agency and City staff desire to implement the residential density and mix of unit types with commercial/retail, office and cultural uses which will maximize revitalization and economic vitality in the Downtown area. At such time as the project types are determined by the selected developer(s) and Agency and City staff, staff will work cooperatively with the Developers to process all necessary entitlements to facilitate the construction of the development.

All development plan proposals should be designed to respect and compliment the scale and proportions of adjacent properties and projects. The exterior design of all projects must be visually attractive through the use of high quality materials and creative design details.

VI. Financing

The Agency is seeking developers with extensive experience in the financing, development, and management of urban infill mixed use projects in an urban setting which integrate commercial/retail, office, academic, institutional and arts/cultural uses. The selected developer(s) must demonstrate that they are well capitalized with strong conventional lender relationships. Experience in seeking and obtaining other sources of project financing is a plus. The Agency seeks to minimize its financial contribution to the project(s) in a manner consistent with high-quality design and construction.

VII. Proposed Schedule

The Agency may select a number of different developers for the development of the sites. Agency staff anticipates that the most qualified developer(s) coupled with the most creative and positive responses will be selected and that an Exclusive Right to Negotiate (ERN) will be executed.

VIII. Firm/Team Qualifications

For the responding firm, or the individual members of your team, please provide the following information:

- A descriptive list of mixed-use urban infill and or residential projects you have developed within a Downtown area (include project name, project type, date of construction, location, size/number of units, ownership and financial structures).
- Lender and/or equity financial references.
- Three public agency references from communities where you have developed urban infill mixed-use and/or residential projects.
- A detailed description of your firm's experience and key staff who would be utilized to implement the project and represent the development team.
- Current financial statement.

IX. Evaluation Criteria

All responses to this RFDP, following receipt by the closing date and time, will be reviewed, evaluated and judged by Agency staff in accordance with the following criteria:

- Demonstrated development experience of the firm or team in completing urban infill mixed-use and higher density infill residential projects in an urban Downtown setting;
- Compatibility and appropriateness of the proposed project scope and design within the larger existing conditions and Downtown Specific Plan vision;
- Experience in developing innovative project and product types and creative designs;
- Experience of principals and team members;
- Evidence of financial capability and recent examples of financing and construction of comparable size and quality development products;
- Demonstrated ability to deliver high quality projects on an established time line;
- Demonstrated ability to successfully work in a joint public/private environment;
- References.

X. Pre-Submission Meeting

Agency staff will conduct a pre-submission meeting on **Thursday August 5, 2004**, to provide an overview of the project site, program and project objectives, and to respond to questions. This meeting is scheduled as follows:

Place:	City of Riverside, City Hall 3900 Main Street Riverside, California 92522 Large Conference Room, 5 th Floor
Date:	Thursday August 5, 2004
Time:	9:00 a.m.-11:00 a.m.

This meeting is not mandatory. Please contact the City of Riverside Redevelopment Agency at (909) 826-5649 to confirm your attendance.

XI. Selection Process

Redevelopment Agency staff will carefully review all responses to the RFDP and will schedule follow-up meetings with the most qualified development firms which have submitted innovative development concepts consistent with the goals and objectives of the Downtown development program as addressed in the Downtown Specific Plan. The Agency reserves the right to select a firm(s) solely on the basis of qualifications. The Agency also reserves the right to accept or reject any and all of the responses, in whole or in part; to alter the selection process in any way; to postpone or cancel the selection process for its own convenience at any time; to waive any defects/informalities; to disregard all non-conforming, non-responsive or conditional responses; and/or to issue a new RFDP at any time.

This RFDP and the selection process shall in no way be deemed to create a binding contract or agreement of any kind between the Agency and respondent. If the Agency selects a candidate(s) to provide the services described within this RFDP, and the Agency deems the developer(s) to be capable, experienced and financially prepared, the Agency may enter into an Exclusive Right to Negotiate or a Disposition and Development Agreement.

The RDDP is designed to solicit conceptual development proposals as well as establish a qualified listing of developers for this project that will

remain open to qualified developers. The Agency reserves the right to add developers to this list at any time.

All legal rights and obligations between the successful respondent(s), if any, and the Agency will come into existence only when an agreement is fully executed by the parties, and the legal rights and obligations which are set forth in the agreement and/or any other document superficially referred to in that agreement and executed by the parties.

Each developer/team submitting a response to this RFDP agrees that the cost of all materials and all presentations are at the respondent's sole cost and expense. The Agency shall not, under any circumstances, be responsible for any costs or expenses incurred by a respondent in preparing a proposal. Each respondent agrees that all documentation and materials submitted with a proposal shall remain the property of the Agency.

XII. Proposal Response Format

Each interested developer/team is required to submit their conceptual design and use proposal with qualifications in a sealed envelope marked "Market/Mission Inn Development-City of Riverside". Those firms that deviate from the instructions contained in this RFDP will be considered non-responsive and will be disqualified. Responses to this RFDP should be carefully prepared and should contain recent pertinent information necessary to fully substantiate the developer/team's experience, capability, financial strength, caliber of personnel, and types of completed projects. The proposal should be organized in the following manner:

- Cover letter summarizing the response to the RFDP signed by an authorized representative of the firm;
- Firm's Qualifications – Firm's experience, key personnel's experience, firm's financial resources that would be used for this project, recent developer's/team's references, and current financial statement;
- Team member's qualifications;
- **Conceptual design and use description for the project. Please note that detailed design elevations are not required as a part of the submittal. However, a preliminary site plan identifying the proposed placement of structures/building uses and orientation to streets and existing landmark structures and a preliminary design elevation(s) of the Mission Inn Avenue and/or Market Street elevation is highly desirable.** The Agency wishes to obtain enough preliminary information to evaluate architectural context, land-use mix, tenant mix, and preliminary massing;
- Anticipated terms of Redevelopment Agency financial participation and residual land value for the project;

XIII. Receipt of Responses

- **Number of Copies:** Five original copies
- **Date Due:** **Tuesday September 7, 2004**
- **Time Due:** **5:00 p.m.**
- **Location:** City of Riverside Development Department
Attn: John Andrews, Downtown Development Mgr.
3900 Main Street, 5th Floor
Riverside, California 92522

It is the responsibility of the respondent to see that any information sent via the US mail has been received by the specified date and time. Telegraphic, telephonic or facsimile (fax) proposals will not be accepted.

The response to the RFDP is the document that will be used by the Agency to make its initial assessment regarding the respondent's qualifications, understanding of the project's development scope and objectives, and the developer's/team's ability to complete the project.

The City of Riverside Redevelopment Agency reserves the right to reject any and all proposals in part or in whole, to waive any and all informalities and to disregard all non-conforming, non-responsive, or conditional proposals.

XIV. Award of Contract

The selected firm(s) will be required to enter into an Exclusive Right to Negotiate with the Redevelopment Agency.

XV. Questions

All inquiries concerning this RFDP shall be directed to John Andrews, Downtown Development Manager, for the City of Riverside Redevelopment Agency at 909.826.5649.

Attachments:

Exhibit "A": Site Area Map
Exhibit "B": Site Area Map